

GROWTH MANAGEMENT PLANNING COUNCIL MEETING: APRIL 27, 2011

COUNTYWIDE PLANNING POLICIES UPDATING

My name is Judith Carrier, 24305 SE Green Valley Road, Auburn. I've resided on this rural road for over 40 years. In our area, we are living an urban/rural battle. I hope your work on this Council will help strengthen the protection of rural lands.

As you undoubtedly know, the City of Black Diamond and Dutch-based Yarrow Bay are planning the largest master-planned development in the County's history. Bucolic Green Valley Road--a County-designated Historic Road and nationally-known recreational objective--has become the southern boundary of their largest project of approximately 1200 acres.

In the 2011 CPP Draft, DP Sections 44 and 46, the aim is to "limit growth in the Rural Area...to reduce the need for new rural infrastructure". The proposed Development abutting Green Valley Road includes, at the least:

- a water storage tank,
- a storm water detention pond about the size of a small lake,
- residences, and
- up to 4 schools---all in the rural area.

If buildable school sites are not chosen before large portions of residential/commercial construction begins the mentioned exceptions in DP Section 46 may have to be granted. Rural land can then be used with intermediate school sewer connections that invite further urban development. Emergency access roads onto Green Valley Road may be needed and may evolve into direct public connections.

In DP 44 and 46, what

- wording,
- permitting regulations, or
- other measures

can limit exceptions further and strengthen the intent to check urban infrastructures occurring in the Rural Area?

The language in DP 48: "Prevent or...mitigate negative impacts of urban development on adjacent Rural Areas" should be adopted to protect circumstances like Green Valley Road to:

- maintain rural character,

- reduce noise and pollution,
- provide wildlife cover, and
- reduce storm water run-off, to prevent flooding of residential property, and to protect private water resources.

I hope you will formulate and fortify County planning policies to protect our diminishing Rural Areas.

Thank you.

Judith Carrier